

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Housing Department – Extension of **Jagananna Sampoorna Gruha Hakku Pathakamu** (earlier One time Settlement scheme) to Eligible Alienees upon transfer of house from Original loanees / legal heirs of A.P. State Housing Corporation Limited – Orders - Issued.

HOUSING (R&UH.A1) DEPARTMENT**G.O.Rt.No. 04****Dated:24.01.2022**

Read the following:-

1. G.O.Rt.No.47, Housing (RH.A2) Department, dated:07.03.2013.
2. From the Managing Director, A.P. State Housing Corporation Limited, Lr.No.1465 / LR / Benf.list/AM/2021, dated:02.09.2021.
3. GO Rt No. 82, Housing (R&UH-I) Department, Dt 22-10-2021
4. GO Ms No. 11, Housing (R&UH-I) Department, Dt 15-12-2021
5. GO MS No. 314, Revenue (Lands-I) Department, 11-11-2021
6. From the Managing Director, A.P. State Housing Corporation Limited, Letter No.1465 / LR / Benf.list / AM /2021, dated:20.01.2022.

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ORDER:-

Government have constructed and completed 56,69,891 houses under various housing schemes upto 2017-2018 for which loan component has been released to the beneficiaries. Apart from the Subsidy / Grant component, loan was extended to the beneficiaries by the A.P. State Housing Corporation Limited (APSHCL) to facilitate the construction of such houses. Loans were extended to the beneficiaries upon mortgage of House site documents like D-Form Pattas (or) Possession Certificates (herein after mentioned as 'Documents'). The Government funds were issued as loans through the APSHCL as budgetary support so that the poor beneficiaries could construct their houses.

2) Upon repayment of loan, Documents mortgaged with the APSHCL are to be returned to the beneficiaries. However, only few beneficiaries have paid Principal and Interest and obtained their Documents. The response for repayment has been poor and the beneficiaries have not been forthcoming to re-pay the pending Principal and Interest amounts for various reasons like mounting Interest and Principal amount, lack of rights created on the land etc.

3) Government had initiated a One Time Settlement scheme vide reference 3rd read above under the name of '**Jagananna Sampoorna Gruha Hakku Pathakamu**', for loanees of AP State Housing Corporation for waiver of loans taken by them on payment of amounts specified in the reference 3rd read above.

4) It was also proposed to issue Documents in compliance with the provisions of AP Act, 9/77 as amended from time to time. Documents vesting clear title and possession to such beneficiary shall be issued by the Revenue Department in accordance with the rules issued vide reference 5th read above.

5) The Section 3 (2)(B) of the Act, 9/77 mentions that in cases wherein houses constructed or assigned house sites has already been alienated by the assignee as on the date of commencement of the Ordinance; and complies with sub section (2A), the alienation shall be permitted as per the procedure prescribed.

6) Government, after careful examination of the facts and circumstances reported by the Managing Director, Andhra Pradesh State Housing Corporation Limited vide reference 6th read above, hereby take a policy decision to extend '**Jagananna Sampoorna Gruha Hakku Pathakamu** (One Time Settlement)' to the cases wherein the assigned house site has been alienated / transferred subject to the following conditions :-

I. Eligibility of the scheme:

- i. Original Allottee' should have been a 'Loanee' of the AP State Housing Corporation;

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- ii. Alienee should have come into possession of the property in accordance with the provisions of the Act, 9/77 as amended from time to time.
- II. APSHCL is permitted to collect the below mentioned amounts from 'Eligible Alienees' based on Jurisdictional areas as follows on par with the Original allottees / legal heirs :-

Area	One Time Settlement amount to be paid vide reference 3 rd cited above
Rural	10,000/-
Municipality	15,000/-
Municipal corporation	20,000/-

- i. In cases where dues towards Principal + Interest of APSHCL does not exceed the lowest limit proposed above, the alienee can pay the actual amount due towards One Time Settlement amount.
- ii. Eligible Alienees can avail this scheme on a voluntary basis.
- II. **Issue of Documents**: Upon the remission of One Time Settlement and the beneficiary being compliant with the Provisions of AP Act, 9/77 as amended by AP Ordinance No.16 of 2021, Documents vesting clear title and possession to such beneficiary shall be issued by the Revenue Department in accordance with the rules to be issued under the AP Ordinance No.16 of 2021.

7. This order issues with the concurrence of the Finance Department vide their U.O.No.FIN01-FMU0PC(WCDS)/96/2021-FMU-WDCWLETFH, dated 20.01.2022.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Managing Director, A.P. State Housing Corporation Ltd.,
Autonagar, Vijayawada, Krishna District.

All the District Collectors through MD., APSHCL, Vijayawada.

Copy to:-

The Principal Secretary to Government, Finance Department.

The special Chief Secretary to Government, Revenue (Registration) Department.

The Principal Secretary to Government, Revenue (Lands) Department.

The Principal Secretary to Government, Panchayat Raj Department.

The Special Chief Secretary to Government, GSWS Department.

The Secretary to Government, Law Department.

The PS to Principal Secretary to CM.

The PS to Minister(Housing).

The PS to Chief Secretary.

The PS to Special Chief Secretary to Government, Housing Department.

The PS to Special Secretary to Government, Housing Department.

The Finance (FMU-WCDA&SC, LFB&IMS& Housing) Department

The General Administration (Cabinet) Department.

All the concerned through the MD., APSHCL, Vijayawada.

Sf / Scs (1504902/21)

//FORWARDED :: BY ORDER//


SECTION OFFICER

